



Lagoon Lodges, Tallington

 **NEWTON FALLOWELL**

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Key Features

- Spacious Kingfisher Lodge
- Large Wrap Around Decking
- Two Bedroom, Two Bathroom
- Off Road Parking
- Landscaped Gardens
- Easily Accessible Position
- EPC Rating N/A
- Leasehold

Offers in excess of £120,000





Beautifully presented wooden Kingfisher situated in the very popular cul de sac of Lagoon lodges in Tallington Lakes. This lovely lodge has been kept to a very high standard and features a stunning landscaped garden, open plan living space with modern kitchen, two double bedrooms, two bathrooms, utility room, ample off road parking and a sun trap decking area.

On entering the lodge from the handy utility room, a hallway offers great flow around the home. To one side of the lodge are the two spacious double bedrooms, both with built in wardrobes and a separate three piece modern shower room. The master also benefits from its own three piece en suite. To the opposite side of the lodge is the large open plan living room/ kitchen benefiting from an abundance of natural light, two French doors and a modern kitchen with an array of units and integrated appliances.

Outside the lodge is tucked away near the end of the cul de sac with a lovely quiet setting. To the front is a large block paved driveway offering ample off road parking. To the side of the lodge is a beautiful landscaped garden featuring an array of mature shrubs and flowers. On the decking the current owners have created a tranquil setting with potted plants and flowers giving them a very private environment. To the rear of the property is a further patio area and a handy shed.





Open Plan Kitchen Living and Dining 6.68m x 5.84m (21'11" x 19'2")

Entrance / Utility Room 1.85m x 1.73m (6'1" x 5'8")

Bedroom One 4.65m x 2.82m (15'4" x 9'4")

En-Suite 2.82m x 1.91m (9'4" x 6'4")



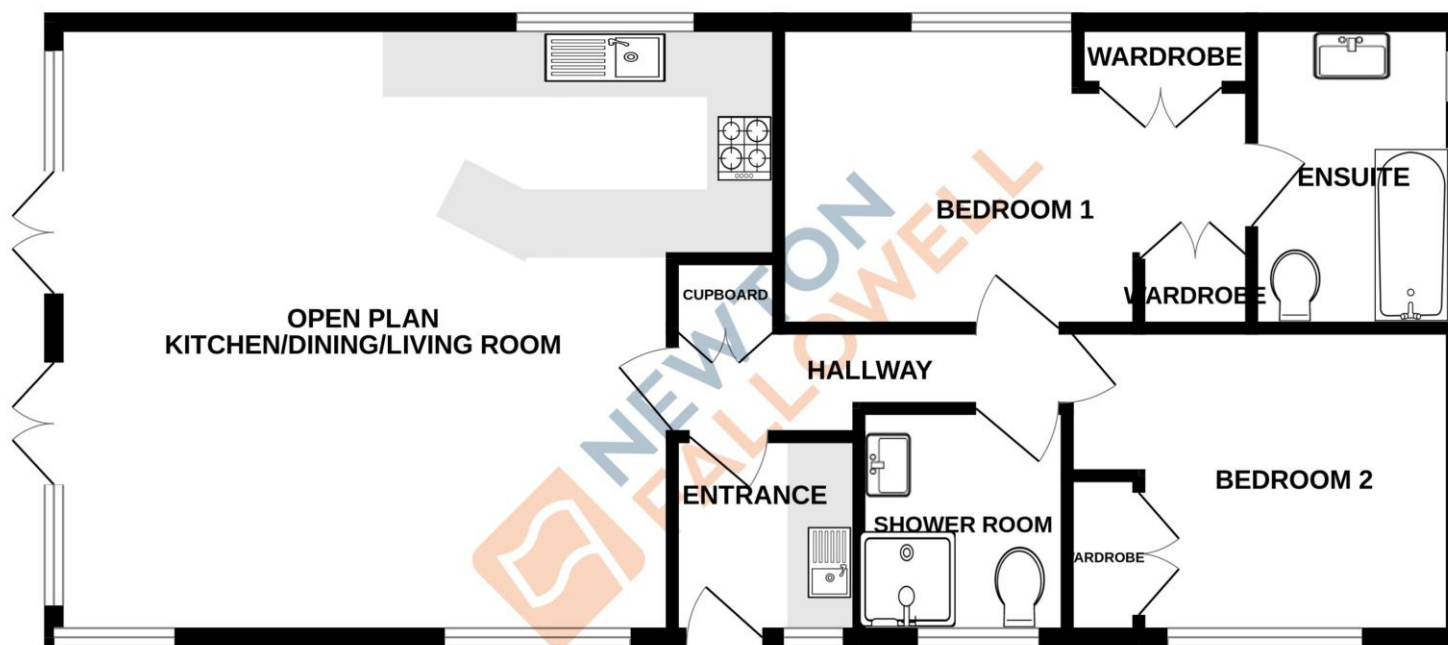
Bedroom Two 3.56m x 2.84m (11'8" x 9'4")

Shower Room 2.11m x 1.93m (6'11" x 6'4")





GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.